

1st 1804694

2011-014351

Klamath County, Oregon



After recording return to:
Raymond M. Miller
3730 Homedale
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Raymond M. Miller
3730 Homedale
Klamath Falls, OR 97603

File No.: 7151-1804694 (RAC)
Date: December 09, 2011

THIS SPACE



00112015201100143510030038

12/30/2011 01:19:56 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Melissa Jackson and Matthew L. Ryser, as tenants in common as to an equal 50% ownership interest., Grantor, conveys and warrants to **Raymond M. Miller**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 4, Block 4, Dixon Second Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to an easement over the Southerly 2 feet of the Easterly 52.5 feet, recorded October 9, 1950 in Volume 242 Page 437.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$32,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 26th day of December, 2011.

Melissa D. Jackson
Melissa Jackson

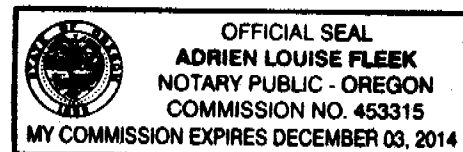
Matthew L. Ryser
Matthew L. Ryser

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of December, 2011
by **Melissa Jackson**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-14



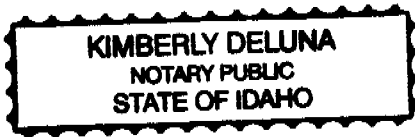
APN: R417338

Statutory Warranty Deed
- continued

File No.: 7151-1804694 (RAC)

STATE OF Idaho)
County of Twin Falls)ss.
)

This instrument was acknowledged before me on this 26th day of December, 2011
by **Matthew L. Ryser**.



Kimberly Deluna
Notary Public for Idaho
My commission expires: 5.16.17